

# CPC Minutes of September 18, 2012

A regular meeting of the City Plan Commission (CPC) was held on Tuesday, September 18, 2012 at 4:45 p.m. in the Department of the Planning and Development (DPD) 1<sup>st</sup> Floor Meeting Room, 444 Westminster Street, Providence, Rhode Island.

## Opening Session

Call to order: Chairman Durkee called the meeting to order at 4:47 p.m.

Members Present: Chairman Stephen Durkee, Meredyth Church, Andrew Cortes, Harrison Bilodeau and Christine West

Members Absent: JoAnn Ryan, Ina Anderson

Staff Present: Robert Azar and Choyon Manjrekar

Approval of meeting minutes from August 21<sup>st</sup> 2012: Ms. West made a motion seconded by Mr. Cortes to approve the minutes. All voted in favor.

Director's Report: Mr. Azar said Mr. Cortes would be resigning from the Commission and commended Mr. Cortes for his service.

## MAJOR LAND DEVELOPMENT PROJECT – PUBLIC HEARING

### 1. Case No. 12-040MA – Addition to United Collaborative Accelerated Program (UCAP) School at 75 Carpenter Street (Master/Preliminary Plan review)

The applicant is proposing to construct an addition to the existing school creating approximately 15,000 SF of space. The addition will contain a gymnasium, art room and office space. The applicant is requesting to combine master and preliminary plan stages of development – for action (Federal Hill, AP 25 Lot 461)

Mr. Azar introduced the project. He said the project was completely designed as it was extensively reviewed by the Historic District Commission and the community. He recommended that the CPC approve combining the master and preliminary plan stage of development. Mr. Steve Guglielmo of Saccoccio and Associates presented the project. He said a 15,000 SF addition would be constructed on the site of an automotive business adjacent to the school that was almost completely demolished. The addition would contain a gymnasium, office space and space for art and science instruction. He said a glazed brick would be used for the façade. Mr. Guglielmo showed samples of the brick and other elements used in the façade.

Mr. Durkee said he would like to see at least seven trees on the service road frontage. A discussion on the site plan and landscaping ensued. Mr. Guglielmo used a plan to show where lighting sources would be installed. Mr. Bilodeau said a school on a busy street may not be the highest and best use of the property as it would be tax exempt. Mr. Guglielmo said the school was financed by private funding. Mr. Durkee said the site of the expansion had been vacant for a long time. Ms. West said the school could act as a gateway to the West Side. Ms. Church asked for an explanation of the school's function. Mr. Guglielmo said it was a program designed to help students that had fallen behind in the classroom.

Mr. Cortes made a motion seconded by Mr. Bilodeau to combine the master and preliminary plan stages of development. All voted in favor.

Mr. Manjrekar asked Mr. Guglielmo to elaborate on the request for portions of the building to encroach into the right of way. Mr. Guglielmo said the building footings and overhangs would encroach into the public right of way

on some sides of the building. He said he had submitted drawings for the encroachments to the Director of the Department Public Works (DPW) and was awaiting a response.

Mr. Azar read out the DPD's staff report and recommendations, which found the plan to conform to the Comprehensive Plan and Zoning Ordinance. Ms. Nicole Reilly, the civil engineer for the project, explained the proposed stormwater system and said it would be reviewed for approval by the DPW.

Mr. Cortes made a motion seconded by Ms. Church to approve the master and preliminary plan stages of development. All voted in favor.

### **Adjournment**

Ms. Church made a motion seconded by Mr. Cortes to adjourn the meeting. All voted in favor. The meeting adjourned at 5:13 pm.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to be 'C. Manjrekar', with a stylized flourish at the end.

Choyon Manjrekar,  
Recording Secretary